

## Profile of the Cambridge sub-region

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## **Chapter 6. Profile of the Cambridge sub-region**

### **6.1 Summary**

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The Cambridge housing sub-region includes the five Cambridgeshire districts, plus two Suffolk districts of Forest Heath and St Edmundsbury. The seven districts which make up the Cambridge sub-region have 1,579 square miles or 4,089 square km in their administrative area.

This chapter of the SHMA provides some basic geographical, housing and economic facts as an introduction to the sub-region.

### **6.2 Population**

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Cambridgeshire is one of the fastest growing counties in England with total population expected to grow by some 86,000 to 665,100 by 2021. Most of this expected population growth is due to higher levels of in-migration. CCCRG estimates for mid 2007 were of 241,900 households within the County.

According to CLG Mid 2007 estimates, there were 69,000 households in the Suffolk districts of Forest Heath and St Edmundsbury. The number of households in these areas is projected to increase by 17,000 to 86,000 in 2021.

### **6.3 Settlement Pattern**

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The sub-region's settlement pattern is strongly influenced by the city of Cambridge. Cambridge has an important regional role and is of national and international importance for its outstanding historic character, as a centre of learning and research, and because of its emergence as a centre of excellence for high technology industries. The influence of the city extends beyond the sub-regional boundaries to parts of Essex (Saffron Walden) and Hertfordshire (Royston).

Key market towns within the sub-region include Huntingdon, St Ives, St Neots, Ely, Chatteris, March, Wisbech, Bury St Edmunds, Haverhill and Newmarket. Most other settlements are small and rural in character.

### **6.4 Transport**

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Generally, the development of key transport infrastructure networks across the Cambridge sub-region has lagged behind rapid population and economic growth. High growth in car use and movement of freight across the sub-region by road has adversely affected the area's environment and quality of life, resulting in the declaration of a number of air quality management areas across the sub-region. However, in recent years there has been considerable progress in implementing alternatives to car travel, especially in Cambridge and on the main radial routes.

### **6.5 Economy**

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The sub-region has a buoyant economy, which is reflected in an unemployment claimant rate of 2.7% as at March 2009. But, there are important disparities across the sub-region. Around Cambridge City, there is a focus for high tech employment with existing clusters in

the life sciences, Information and Communication Technology and the environmental sectors. In 2006 a total of 43,134 jobs were recorded within the high tech sector in Cambridgeshire as a whole. The economy of North of the county is less strong by comparison. Some areas have suffered from the decline of traditional industry and agriculture although regeneration projects are being brought forward to provide new opportunities. There are pockets of social disadvantage in both urban and rural locations. Accessibility to key services is another key concern. At the regional level a target has been set for the creation of a further 75,000 jobs within the County up to 2021.

The number of jobs in St Edmundsbury is projected to grow by 22% in St Edmundsbury by 2021, mostly in finance and other business services, public services, distribution and construction.

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## 6.6 Affordability of Housing

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A key issue in the sub region is the high cost of housing and a shortage of affordable housing. In 2008, the average house price was 7.1 times average earnings across the sub-region.

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## 6.7 Social deprivation

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The Index of Multiple Deprivation 2007 identifies three Super Output Areas (SOAs) within North Fenland as being within the most deprived 20% in the country. Three SOAs in Cambridge City and 1 in Huntingdonshire are in the most deprived 25%. At the other end of the scale, 178 of the sub-region's 460 SOAs (39%) lie within England's least deprived 20%, however affluence can mask small pockets of deprivation within each output area.

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## 6.8 Ethnicity

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The 2001 Census counted a total of 706,320 people as resident in the Cambridge sub-region. The overwhelming majority of the population (90.3%) described themselves as being "White British", compared to 78% in Cambridge City, including the BME student population, and 76% in Forest Heath including the USAF. A further 6% of people across the Sub-Region described themselves as "White Irish" or "White Other". However the 2001 Census fails to reflect the rapidly changing population of the sub-region with the growth of a more diverse community driven by migrant workers, in part as a result of the shortage of skilled workers attracted to the sub-region.

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## 6.9 Environmental Assets

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The housing sub-region contains a diverse range of habitats and landscapes with much that is vital to protect and enhance. The Ouse and Nene Washes are of international importance for wildfowl and migratory birds, whilst low-lying fenland areas provide unique landscapes. However, these habitats can be fragmented and isolated, and the intense agricultural use of land means that opportunities to access the countryside are often limited. Habitats in Forest Heath and St Edmundsbury are characteristic of the Brecks area of heathland and forest landscapes, much of which is protected for a number of species of bird that nest there.

Cambridgeshire is also the least wooded County in England and the low-lying nature of much of Cambridgeshire means that flood risk is a key concern.

## 6.10 Green Infrastructure

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The amount and type of accessible Green Infrastructure varies across the County. For example there is currently a significant lack of accessible Green Infrastructure in Fenland and parts of East Cambridgeshire. There will also be increased pressure on existing Green Infrastructure as a result of new development, in particular within the Cambridge Fringes. The forested areas of Forest Heath and St Edmundsbury also provide an important green infrastructure resource.

## 6.11 Profile of the Cambridge housing sub-region: a summary

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The population of the Cambridge housing sub-region is expected to grow to 751,100 by 2021 because of higher levels of migration. Cambridge City itself accounts for nearly 20% of total population of Cambridgeshire.

As part of the Cambridge sub-region, the City has an important regional role, especially for high technology industries. Although surrounded by small market towns and rural areas, its influence extends beyond the county boundary.

Key transport infrastructure has lagged behind the rapid population and economic growth. Alternatives to car travel due to high levels of traffic are being developed, especially around Cambridge.

The sub-region has a buoyant economy but there are important disparities. Certain industries such as high technology have been the focus in the City and South Cambridgeshire. In contrast, other areas have suffered decline through traditional industry and agriculture, though regeneration projects are providing new opportunities.

The key issues for affordable housing is a shortage and high cost with average house prices at least 7.1 times greater than average earnings in 2008.

Although the 2001 Census indicated the majority of residents in Cambridgeshire considered themselves to be "White British", it fails to reflect the changing population with emphasis of the growth of more diverse communities driven by migrant workers.

## 6.12 Maps and key facts taken from Hometrack

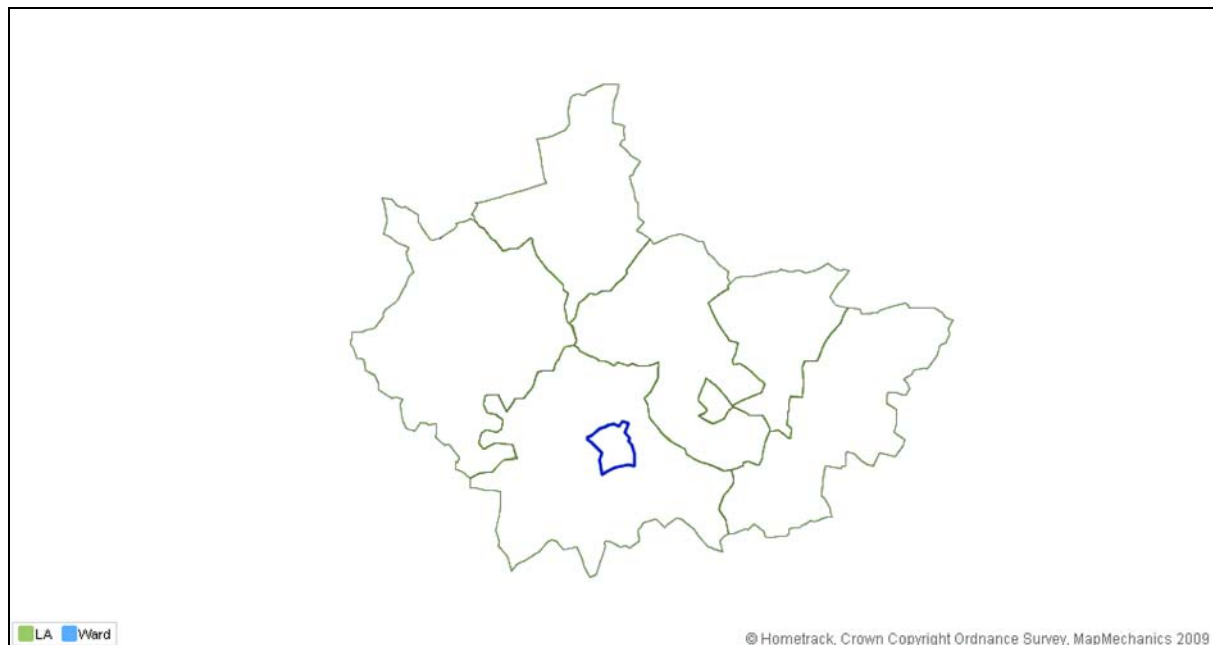
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For each district, Hometrack produces key facts to give a flavour of the area concerned. This chapter of the SHMA aims to provide some context for the sub-region, so a handful of key facts are provided for each participant, downloaded in July 2009, along with a map of the district or borough boundary, and the ward areas within that area.

The key facts used in this chapter are:

- People and society
- Economy
- Housing supply from Census 2001
- Housing demand in April 2009

## 6.13 The housing sub region



## **Cambridge City key - key facts from Hometrack**

### **Cambridge City: People and society**

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- In 2003, the population of Cambridge City was 114,800. It is expected to rise to 132,600 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (30,086 people). This is also the most common age bracket across the region.
- The most common household composition was One Person: Other (9,243 people), whereas the most common household composition across the region was Married Couple Households: No Children.
- Crime is 73.1 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 80.9% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 82.6% achieve Level or above compared to a regional figure of 90.9% and in Maths, 75.2% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 61% of school pupils achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### **Cambridge City: Economy**

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- The most common socio-economic classification in Cambridge is Lower managerial and professional occupations, and those in this bracket represent 16.85% of households.
- Gross weekly pay stands at £525 per week, according to the latest data from the Annual Survey of Hours and Earnings (ASHE). This compares to a regional average of £453 per week.
- Band D Council tax stands at £1,283.
- The working age unemployment rate stands at 2.9% according to data from NOMIS.

### **Cambridge City: Housing supply from Census 2001**

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- The most common type of property was Terraced, of which there were 14,000 (32% of all housing in the City).
- The most common housing tenure was Owns with a mortgage or loan, of which there were 11,870 (28% of all housing in the City).

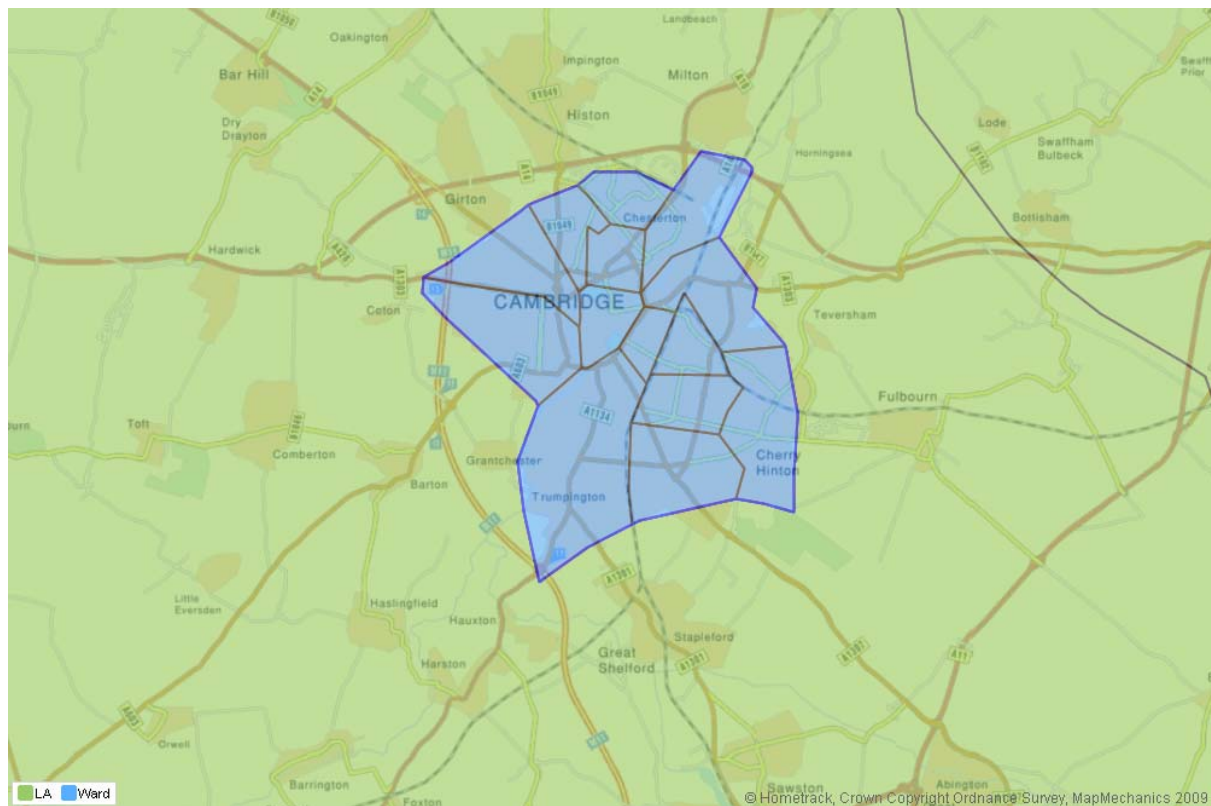
### **Cambridge City: Housing demand in April 2009**

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- Properties took on average 8 weeks to sell, compared to the regional average of 9 weeks.
- Properties were achieving on average 95.3% of their asking price, compared to the regional average of 91%.
- There were on average 9.9 viewings per sale, compared to the regional average of 12.6.
- In 2007/08, there were 5,984 people on the Housing Register in Cambridge City compared to 4,472 in 2001.



## Cambridge City maps



## **East Cambridgeshire - key facts from Hometrack**

### **East Cambridgeshire: People and society**

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- In 2003, the population of East Cambridgeshire was 78,000. It is expected to rise to 108,300 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (26,314 people). This is also the most common age bracket across the region.
- The most common household composition was Married Couple Households: No Children, (5,062 people). This is also the most common household composition across the region.
- Crime is 31 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 79.8% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 92.2% achieve Level or above compared to a regional figure of 90.9% and in Maths, 76.2% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 54% of school pupils achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### **East Cambridgeshire: Economy**

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- The most common socio-economic classification in East Cambridgeshire is Lower managerial and professional occupations, and those in this bracket represent 20.38% of households.
- Gross weekly pay stands at £487 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax stands at £1,300.

### **East Cambridgeshire: Housing supply from Census 2001**

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- The most common type of property in 2001 was Detached, of which there were 13,600 (44% of all housing in the district).
- The most common housing tenure was Owns with a mortgage or loan, of which there were 12,100 (41% of all housing in the district).

### **East Cambridgeshire: Housing demand in April 2009**

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- Properties in East Cambridgeshire took on average 9.2 weeks to sell, compared to the regional average of 9 weeks.
- Properties achieved on average 94.6% of their asking price, compared to the regional average of 91%.
- There were on average 10.5 viewings per sale compared to the regional average of 12.6.
- In 2007/08, there were 1,603 people on the Housing Register in East Cambridgeshire, compared to 1,245 in 2001.





## **Fenland - key facts from Hometrack**

### **Fenland: People and society**

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- In 2003, the population of Fenland was 85,600. It is expected to rise to 111,800 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (28,586 people). This is also the most common age bracket across the region.
- The most common household composition was Married Couple Households: No Children, (5,644 people). This is also the most common household composition across the region.
- Crime is 50.6 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 77.8% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 85.2% achieve Level or above compared to a regional figure of 90.9% and in Maths, 75.3% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 64% of school pupils in Fenland achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### **Fenland: Economy**

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- The most common socio-economic classification in Fenland is Lower managerial and professional occupations, and those in this bracket represent 14.83% of households.
- Gross weekly pay in Fenland stands at £419 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax in Fenland stands at £1,370.
- The working age unemployment rate in Fenland stands at 6.8% according to data from NOMIS.

### **Fenland: Housing supply from Census 2001**

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- The most common type of property in Fenland was Detached, of which there were 16,300 (32% of all housing in the district).
- The most common housing tenure in Fenland was Owns with a mortgage or loan, of which there were 14,200 (41% of all housing in the district).

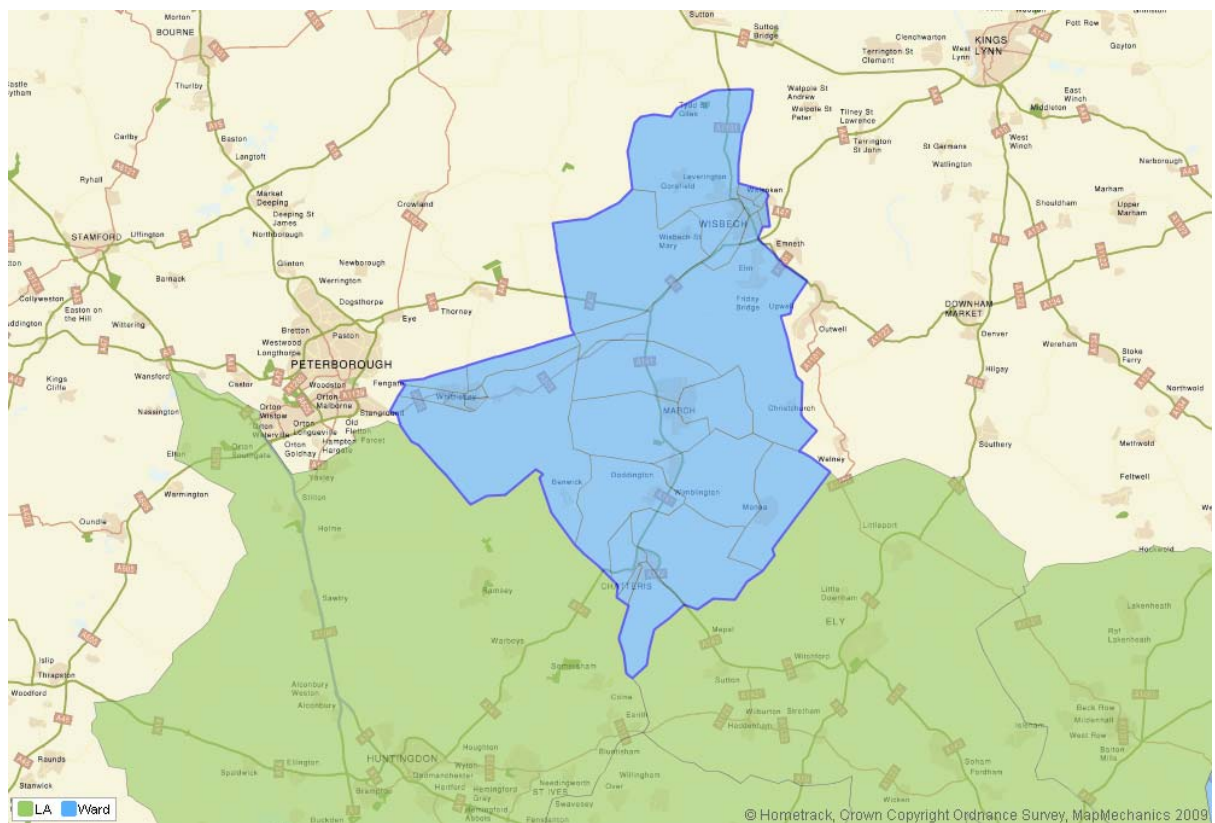
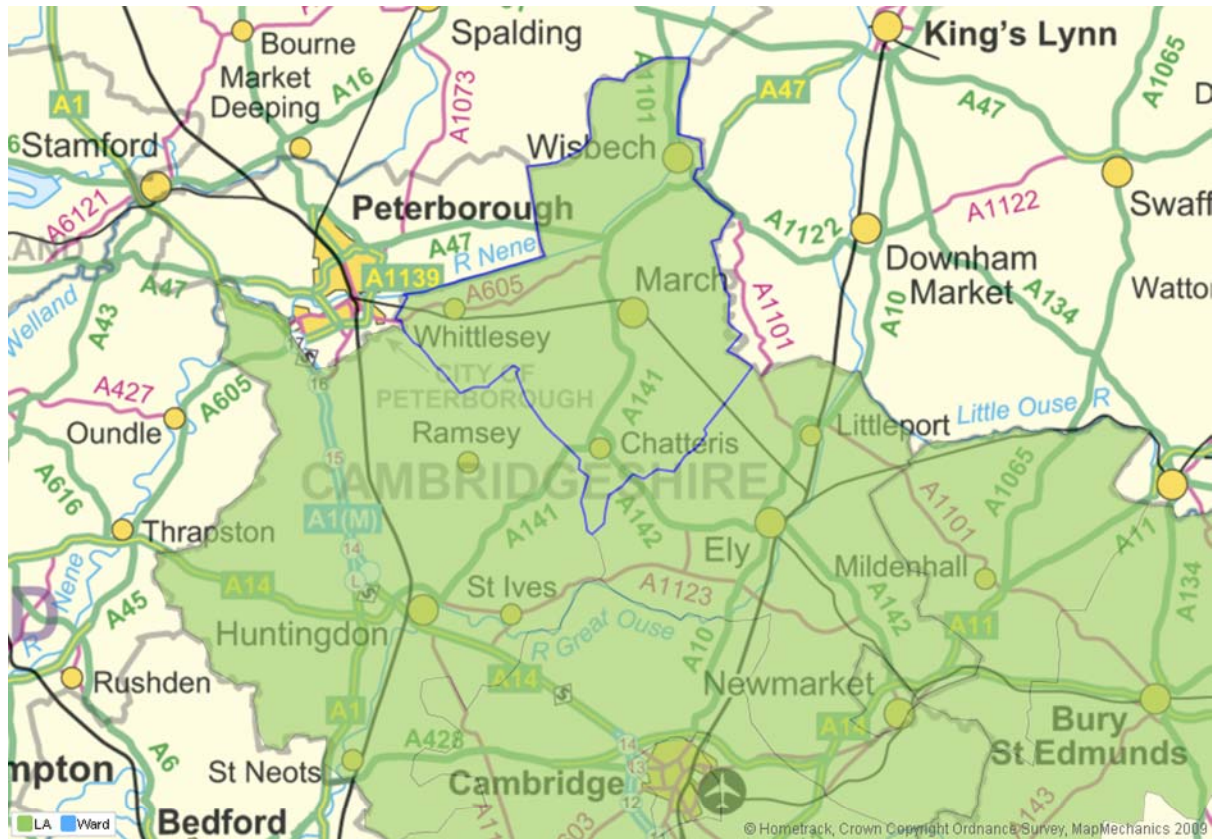
### **Fenland: Housing demand in April 2009**

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- Properties in Fenland took on average 13.2 weeks to sell, compared to the regional average of 9 weeks.
- Properties achieved on average 86.8% of their asking price, compared to the regional average of 91%.
- There were on average 11.7 viewings per sale in Fenland, compared to the regional average of 12.6.
- In 2007/08, there were 1,802 people on the Housing Register in Fenland, compared to 1,293 in 2001.



## Fenland maps



## **Forest Heath - key facts from Hometrack**

### **Forest Heath: People and society**

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- In 2003, the population of Forest Heath was 59,100. It is expected to rise to 79,700 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (17,742 people). This is also the most common age bracket across the region.
- The most common household composition was One Person: Other, (3,644 people). The most common household composition in the region is Married Couple Households: No Children.
- Crime is 42.2 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 81.5% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 90.2% achieve Level or above compared to a regional figure of 90.9% and in Maths, 77.2% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 64% of school pupils in Forest Heath achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### **Forest Heath: Economy**

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- The most common socio-economic classification in Forest Heath is Lower managerial and professional occupations, and those in this bracket represent 18.24% of households.
- Gross weekly pay in Forest Heath stands at £391 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax in Forest Heath stands at £1,359.
- The working age unemployment rate in Forest Heath stands at 6.5% according to data from NOMIS.

### **Forest Heath: Housing supply from Census 2001**

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- The most common type of property in Forest Heath was Detached, of which there were 14,000 (36% of all housing in the district).
- The most common housing tenure in Forest Heath is Owns with a mortgage or loan, of which there are 8,120 (35% of all housing in the district).

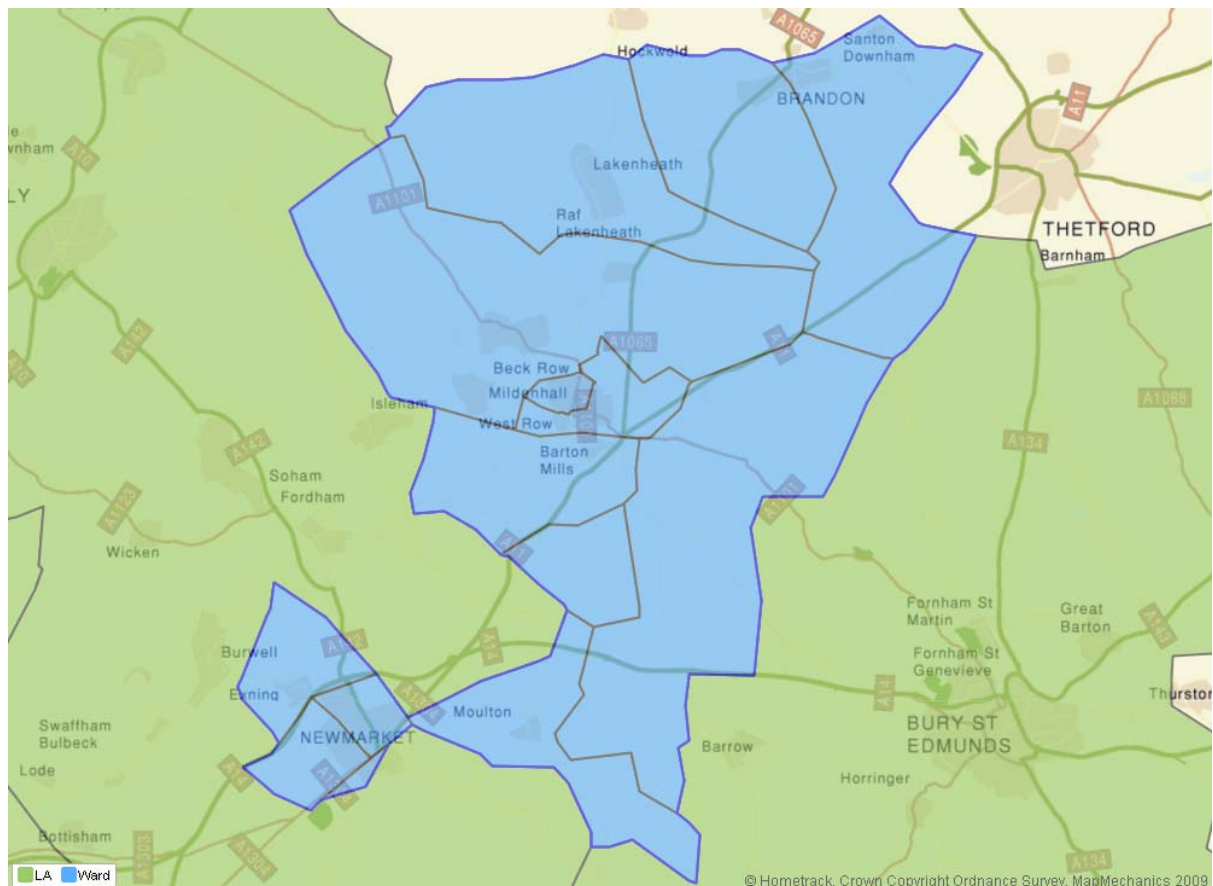
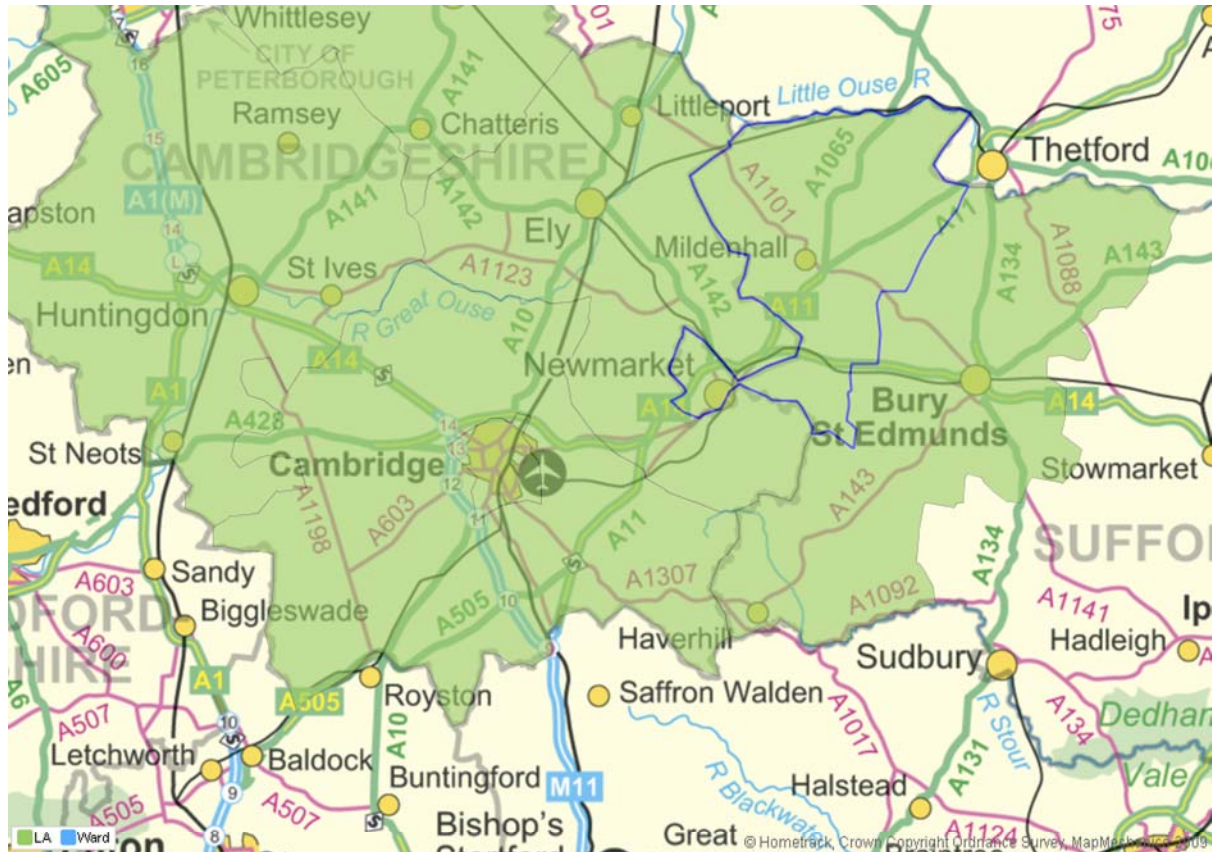
### **Forest Heath: Housing demand in April 2009**

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- Properties in Forest Heath took on average 11.6 weeks to sell, compared to the regional average of 9 weeks.
- In Forest Heath properties achieved on average 91.1% of their asking price, compared to the regional average of 91%.
- There were on average 10.2 viewings per sale in Forest Heath, compared to the regional average of 12.6.
- In 2007/08, there were 1,230 people on the Housing Register in Forest Heath, compared to 973 in 2001.



## Forest Heath maps



## Huntingdonshire - key facts from Hometrack

### Huntingdonshire: People and society

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- In 2003, the population of Huntingdonshire district was 159,100. It is expected to rise to 194,700 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (58,440 people). This is also the most common age bracket across the region.
- The most common household composition was Married Couple Households: No Children, (11,044 people). This is also the most common household composition across the region.
- Crime is 33.9 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 84.6% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 93.7% achieve Level or above compared to a regional figure of 90.9% and in Maths, 86.5% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 90% of school pupils in Huntingdonshire achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### Huntingdonshire: Economy

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- The most common socio-economic classification in Huntingdonshire is Lower managerial and professional occupations, and those in this bracket represent 22.44% of households.
- Gross weekly pay in Huntingdonshire stands at £524 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax in Huntingdonshire stands at £1,306.
- The working age unemployment rate in Huntingdonshire stands at 3.5% according to data from NOMIS.

### Huntingdonshire: Housing supply from Census 2001

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- The most common type of property in Huntingdonshire was Detached, of which there were 27,000 (42% of all housing in the district).
- The most common housing tenure in Huntingdonshire was Owns with a mortgage or loan, of which there were 30,700 (49% of all housing in the district).

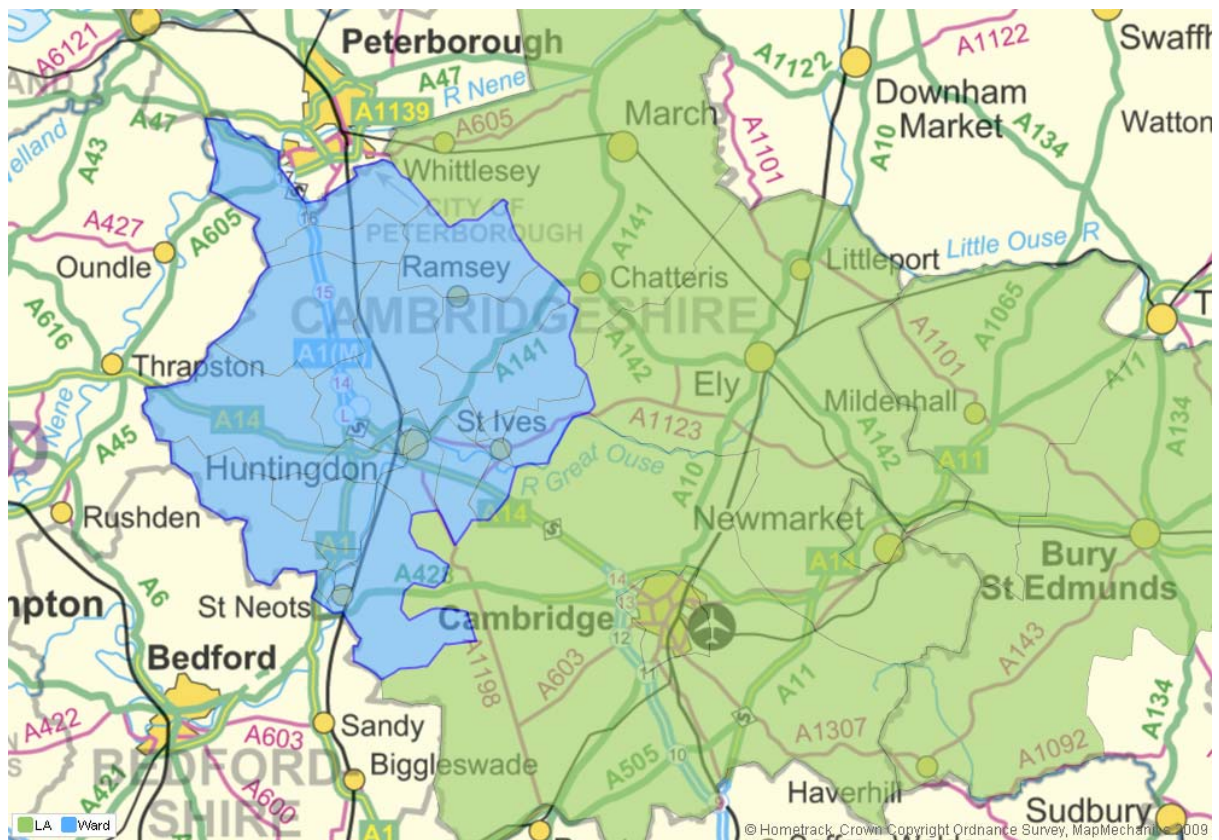
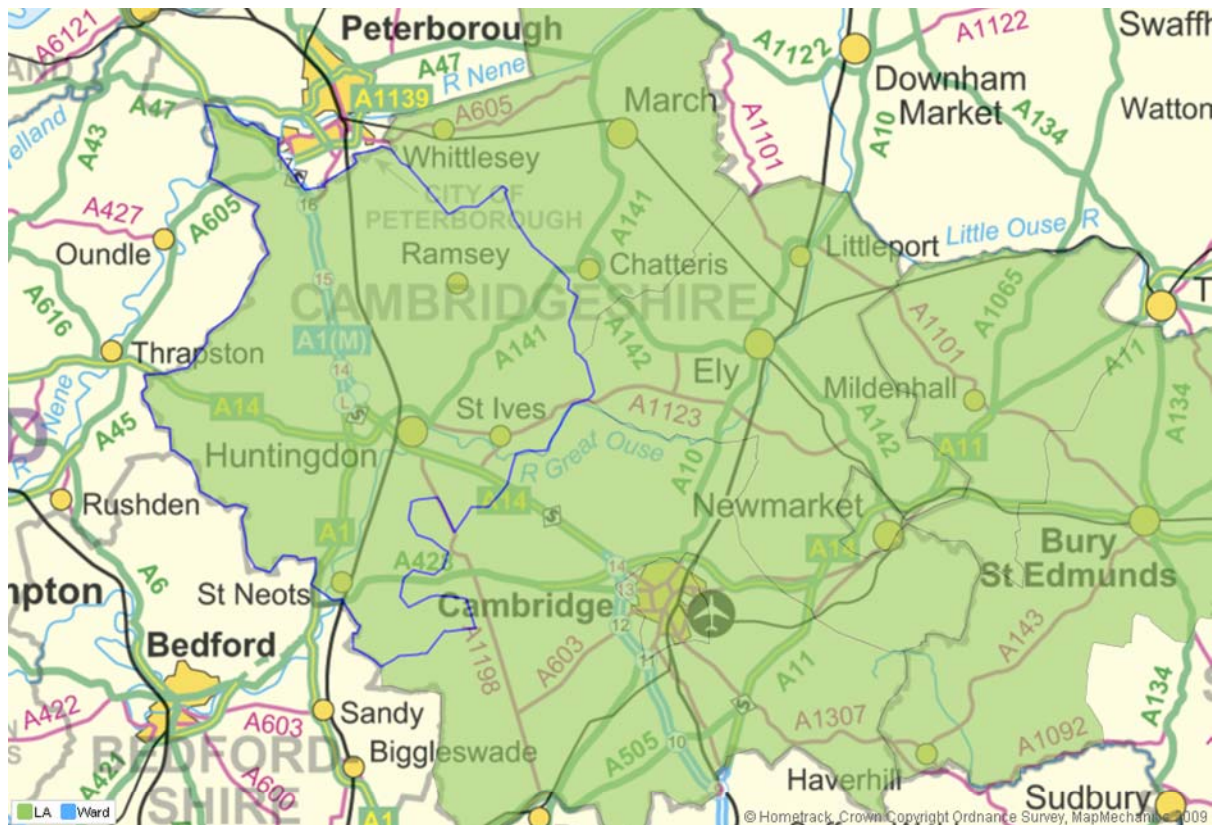
### Huntingdonshire: Housing demand in April 2009

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- Properties in Huntingdonshire took on average 10.2 weeks to sell, compared to the regional average of 9 weeks.
- In Huntingdonshire properties achieved on average 90.5% of their asking price, compared to the regional average of 91%.
- There were on average 12.4 viewings per sale in Huntingdonshire, compared to the regional average of 12.6.
- In 2007/08, there were 2,178 people on the Housing Register in Huntingdonshire, compared to 3,416 in 2001.



## Huntingdonshire maps



## **South Cambridgeshire - key facts from Hometrack**

### **South Cambridgeshire: People and society**

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- In 2003, the population of South Cambridgeshire was 133,600. It is expected to rise to 169,100 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (48,919 people). This is also the most common age bracket across the region.
- The most common household composition was Married Couple Households: No Children, (8,925 people). This is also the most common household composition across the region.
- Crime is 29.3 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 87% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 91.8% achieve Level or above compared to a regional figure of 90.9% and in Maths, 86.7% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 67% of school pupils in South Cambridgeshire achieved 5 or more GCSEs graded A to C, which matches the regional average (67%).

### **South Cambridgeshire: Economy**

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- The most common socio-economic classification in South Cambridgeshire is Lower managerial and professional occupations, and those in this bracket represent 22.98% of households.
- Gross weekly pay in South Cambridgeshire stands at £574 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax in South Cambridgeshire stands at £1,293.
- The working age unemployment rate in South Cambridgeshire stands at 2.7% according to data from NOMIS.

### **South Cambridgeshire: Housing supply from Census 2001**

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- The most common type of property in South Cambridgeshire was Detached, of which there were 23,100 (43% of all housing in the district).
- The most common housing tenure in South Cambridgeshire was Owns with a mortgage or loan, of which there were 22,700 (44% of all housing in the district).

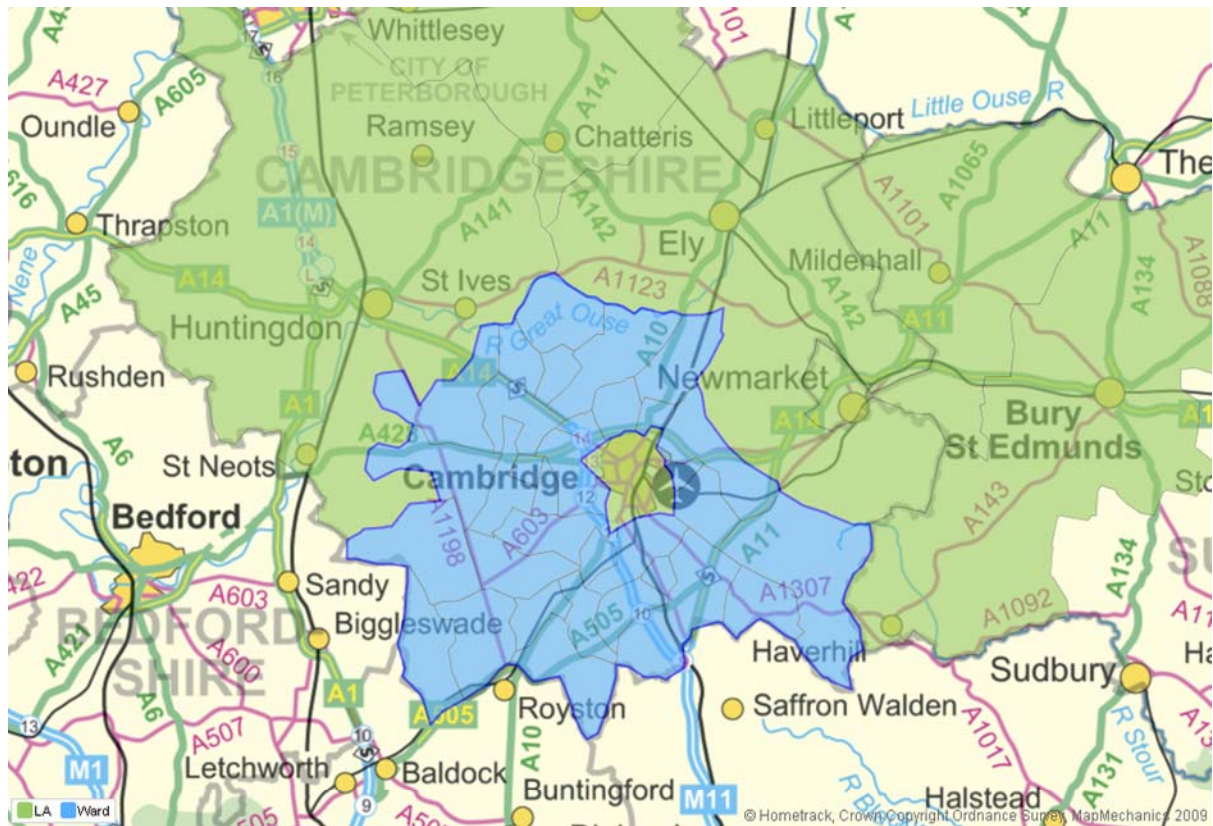
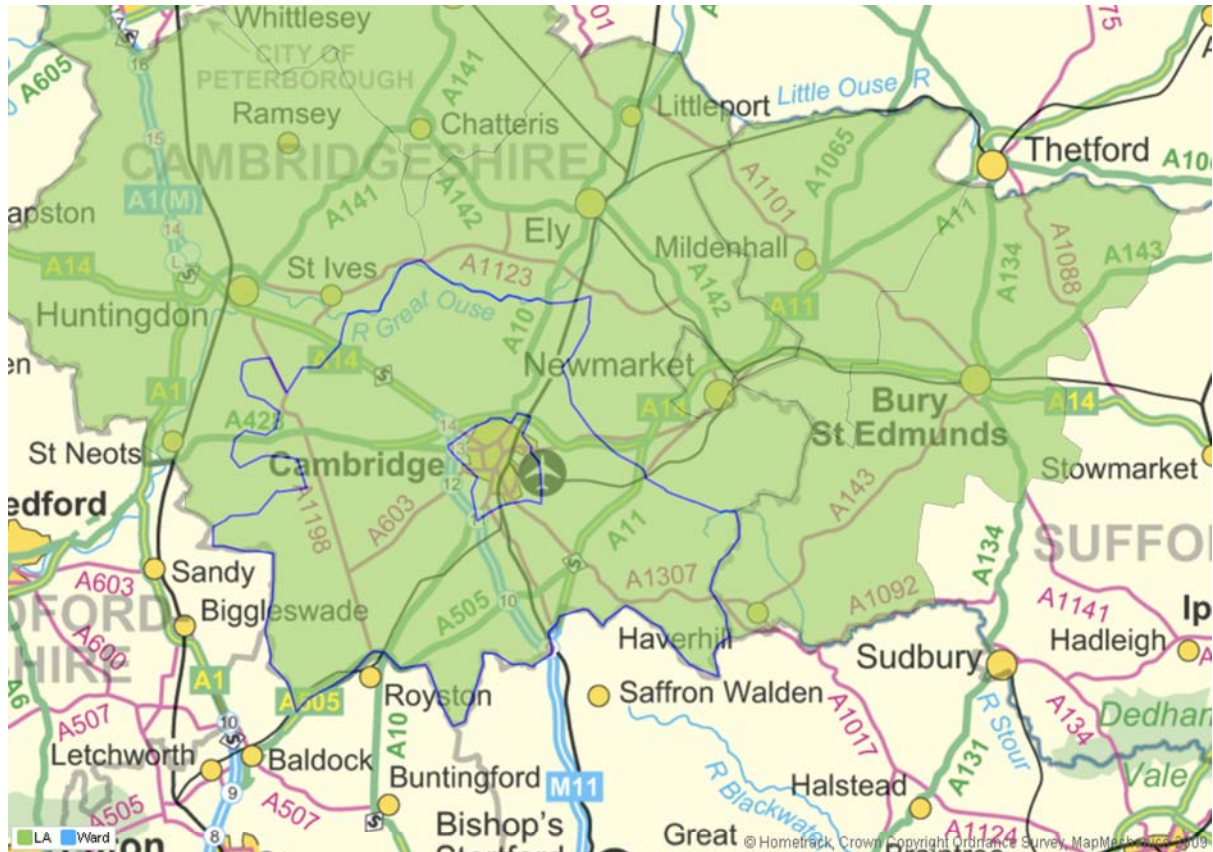
### **South Cambridgeshire: Housing demand in April 2009**

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- Properties in South Cambridgeshire took on average 7.5 weeks to sell, compared to the regional average of 9 weeks.
- In South Cambridgeshire properties achieved on average 93.9% of their asking price, compared to the regional average of 91%.
- There were on average 10.5 viewings per sale in South Cambridgeshire, compared to the regional average of 12.6.
- In 2007/08, there were 3,626 people on the Housing Register in South Cambridgeshire, compared to 1,500 in 2001.



## South Cambridgeshire maps



## **St Edmundsbury - key facts from Hometrack**

### **St Edmundsbury: People and society**

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- In 2003, the population of St Edmundsbury Borough was 99,200. It is expected to rise to 118,100 in 2028.
- The 2001 Census showed the most common age bracket was 35-59 (34,335 people). This is also the most common age bracket across the region.
- The most common household composition was Married Couple Households: No Children, (7,020 people). This is also the most common household composition across the region.
- Crime is 40.1 per 1,000 population, compared to the regional figure of 44.3.
- At Key Stage 2, 73.2% of pupils achieve Level 4 or above in English, compared to a regional figure of 83.4%. In Science, 89.1% achieve Level or above compared to a regional figure of 90.9% and in Maths, 73.8% achieve Level or above compared to a regional figure of 81.9%.
- At GCSE level, 71% of school pupils in St Edmundsbury achieved 5 or more GCSEs graded A to C, compared to a regional average of 67%.

### **St Edmundsbury: Economy**

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- The most common socio-economic classification in St Edmundsbury is Lower managerial and professional occupations, and those in this bracket represent 19.57% of households.
- Gross weekly pay in St Edmundsbury stands at £441 per week, according to the latest data from the ASHE. This compares to a regional average of £453 per week.
- Band D Council tax in St Edmundsbury stands at £1,370.
- The working age unemployment rate in St Edmundsbury stands at 2.8% according to data from NOMIS.

### **St Edmundsbury: Housing supply from Census 2001**

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- The most common type of property in St Edmundsbury was Detached, of which there were 15,400 (36% of all housing in the borough).
- The most common housing tenure in Cambridge was Owns with a mortgage or loan, of which there were 16,500 (41% of all housing in the borough).

### **St Edmundsbury: Housing demand in April 2009**

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- Properties in St Edmundsbury took on average 8.7 weeks to sell, compared to the regional average of 9 weeks.
- In St Edmundsbury properties achieved on average 90.2% of their asking price, compared to the regional average of 91%.
- There were on average 12.3 viewings per sale in St Edmundsbury, compared to the regional average of 12.6.
- In 2007/08, there were 5,088 people on the Housing Register in St Edmundsbury, compared to 2,122 in 2001.



## St Edmundsbury maps

